HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: May 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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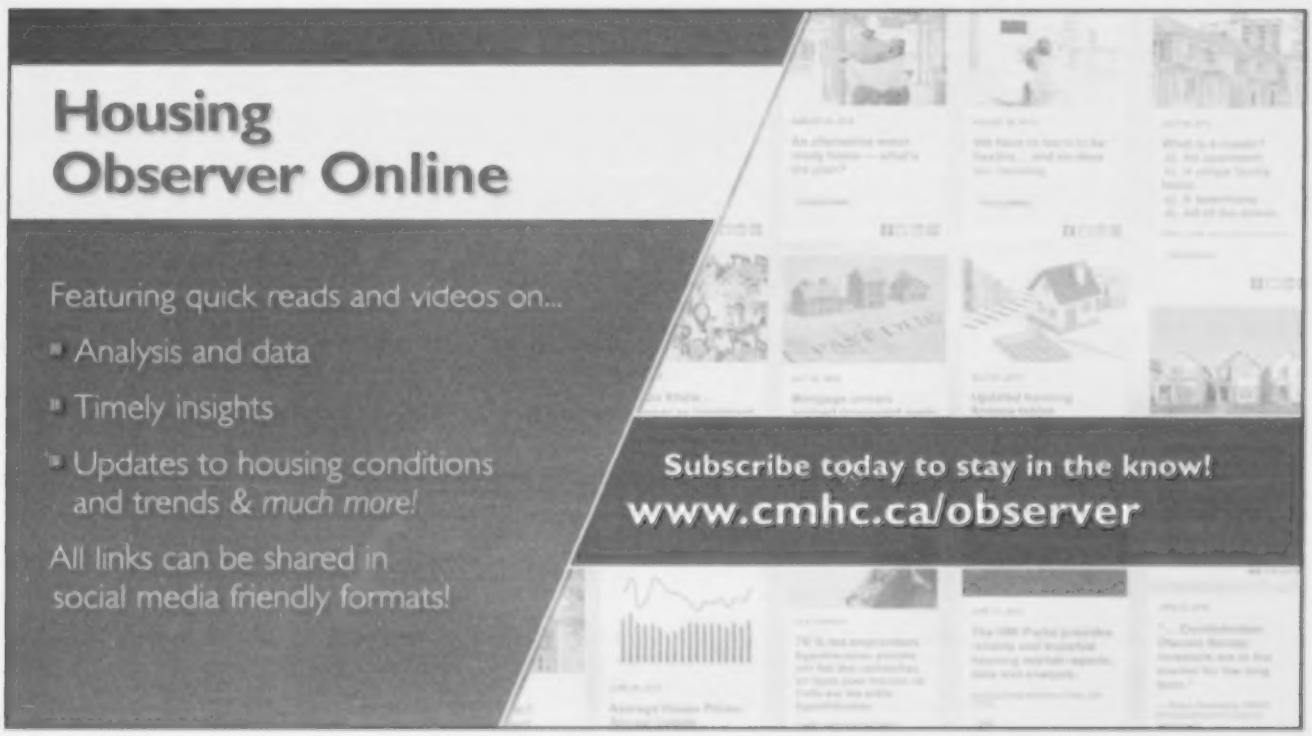
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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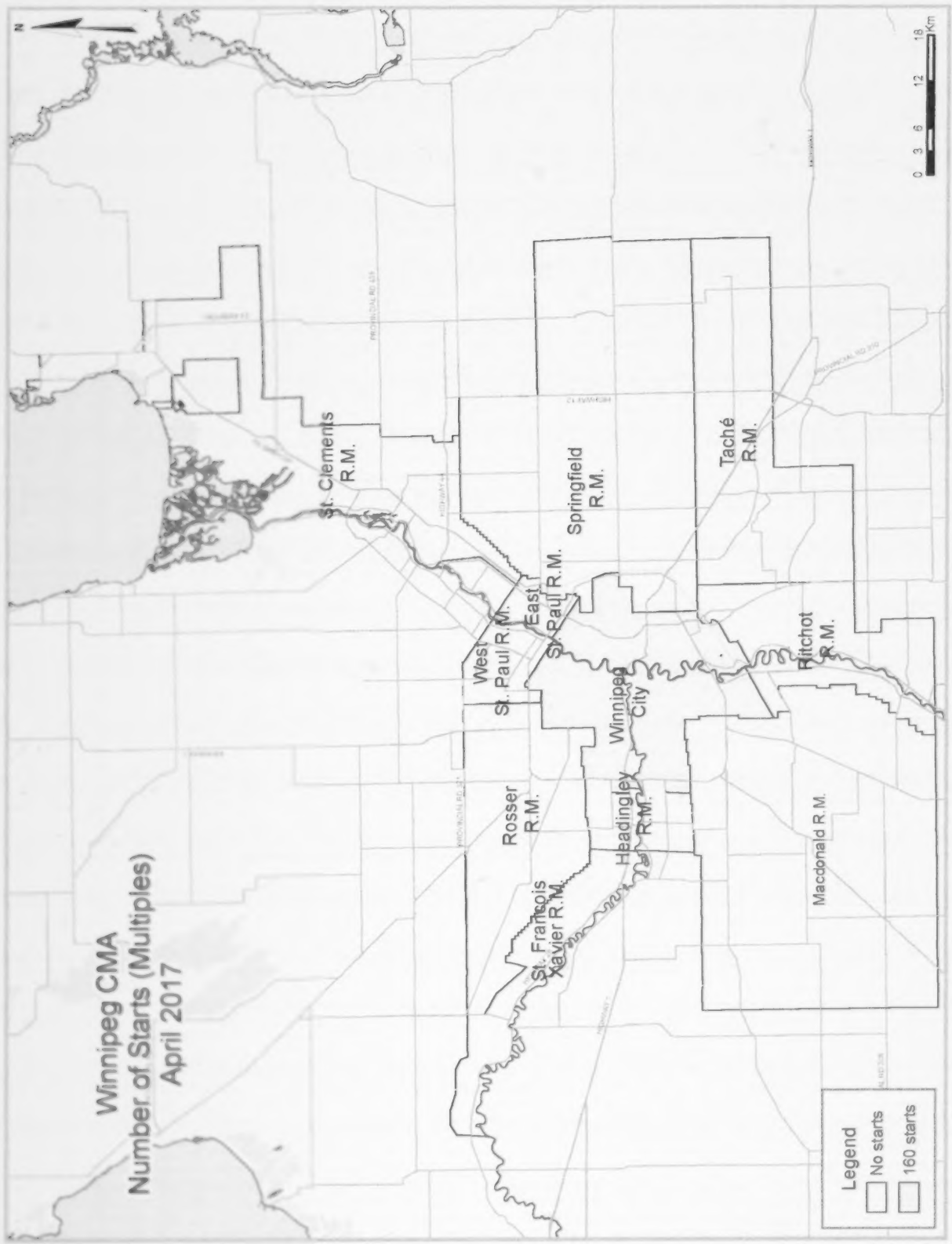
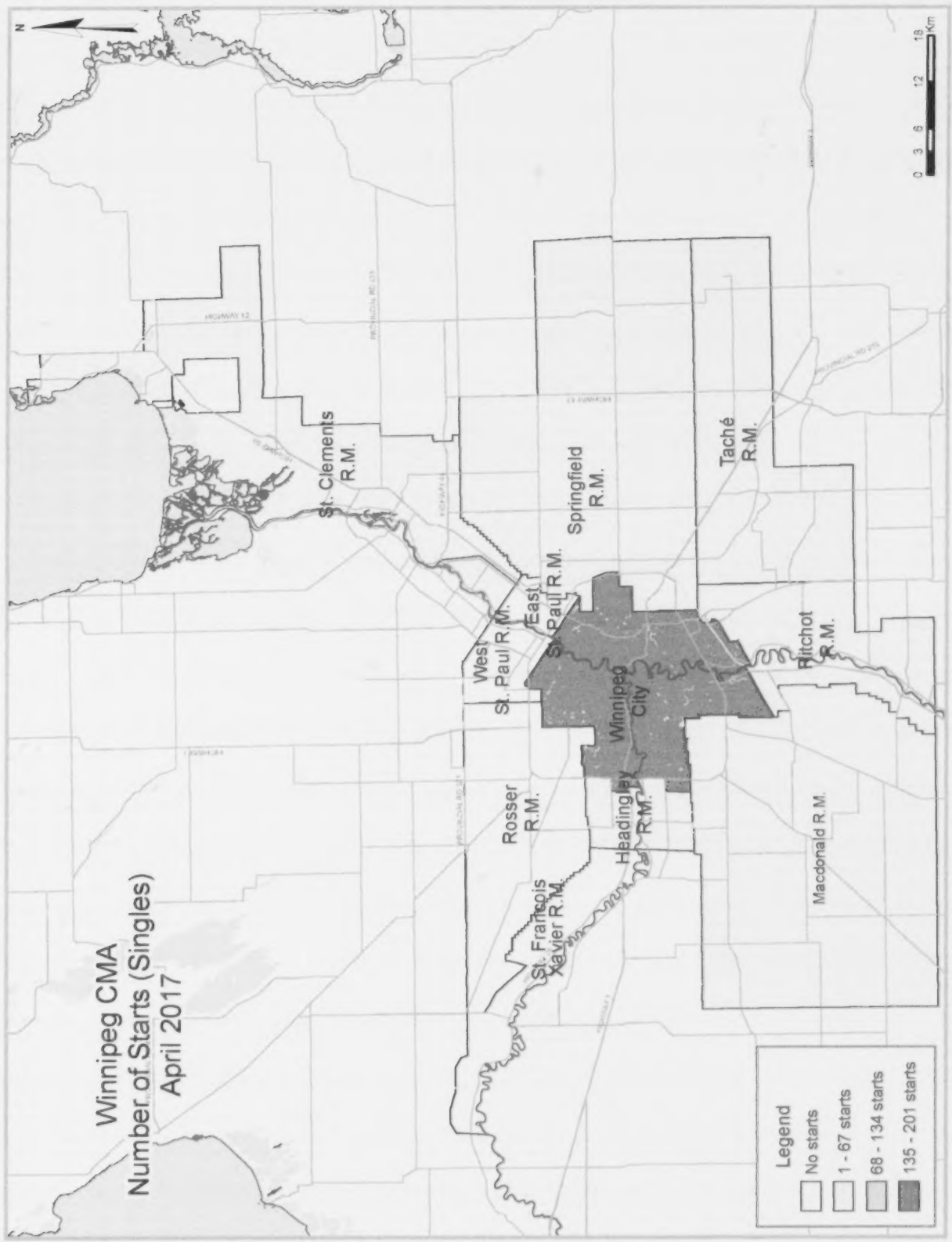
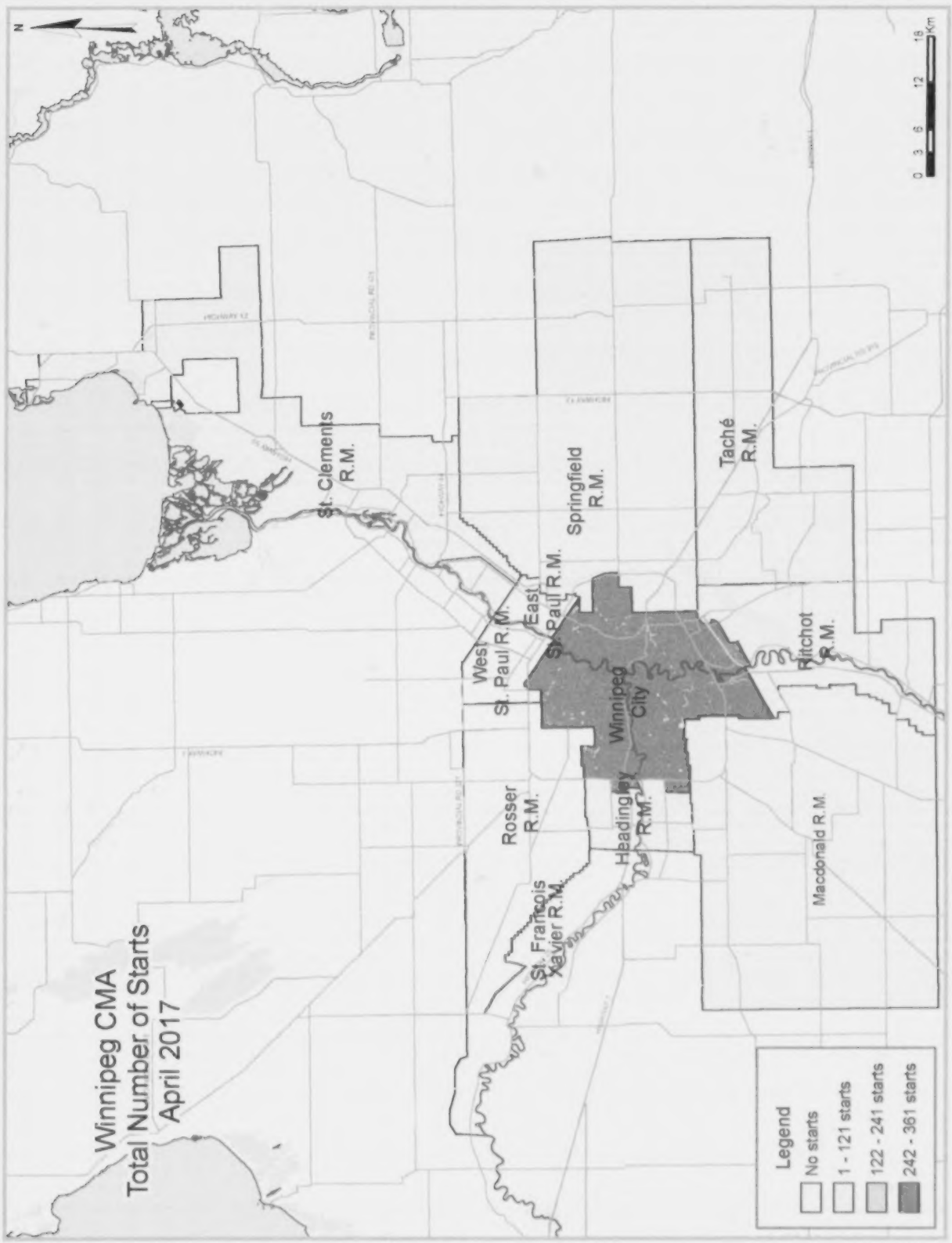
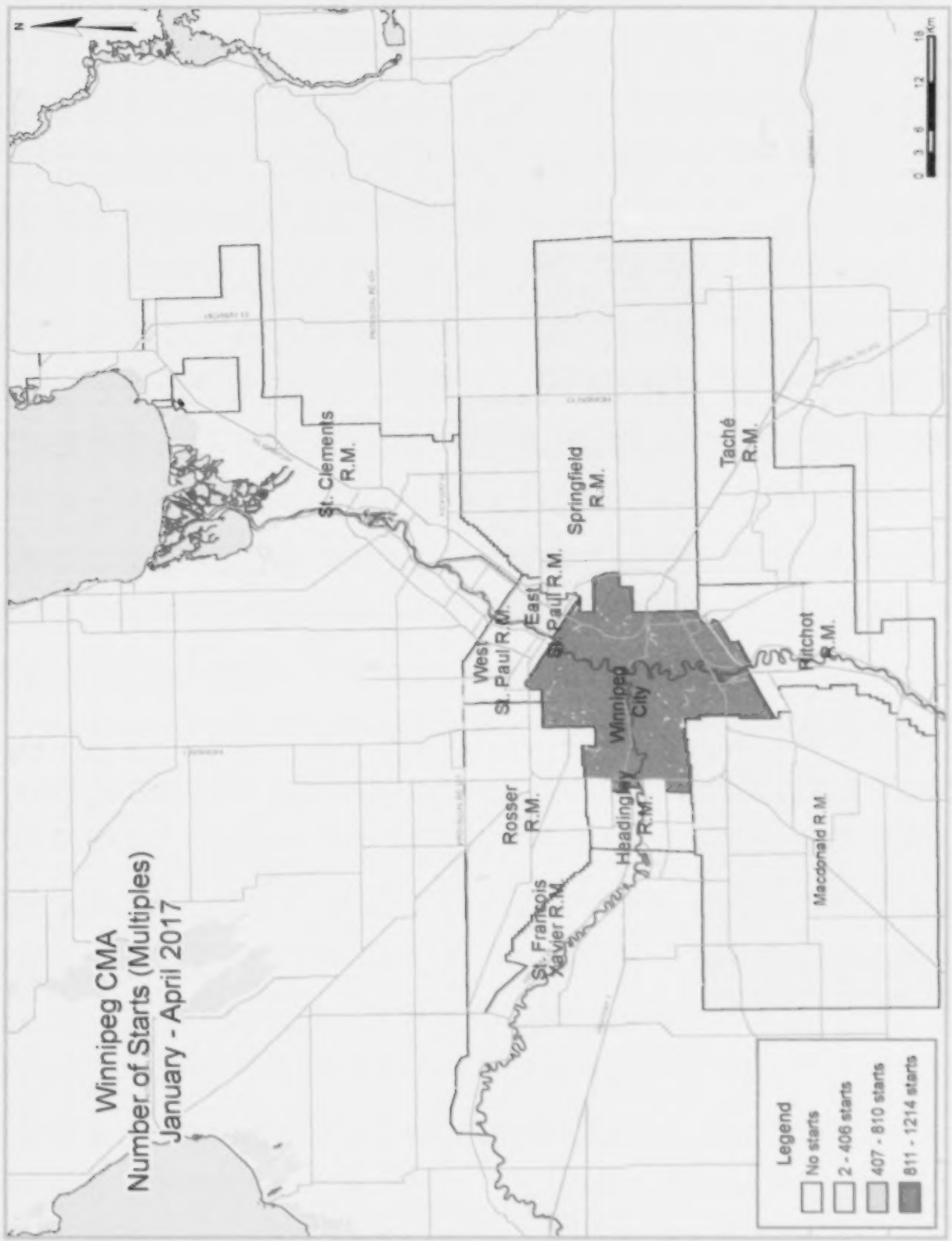
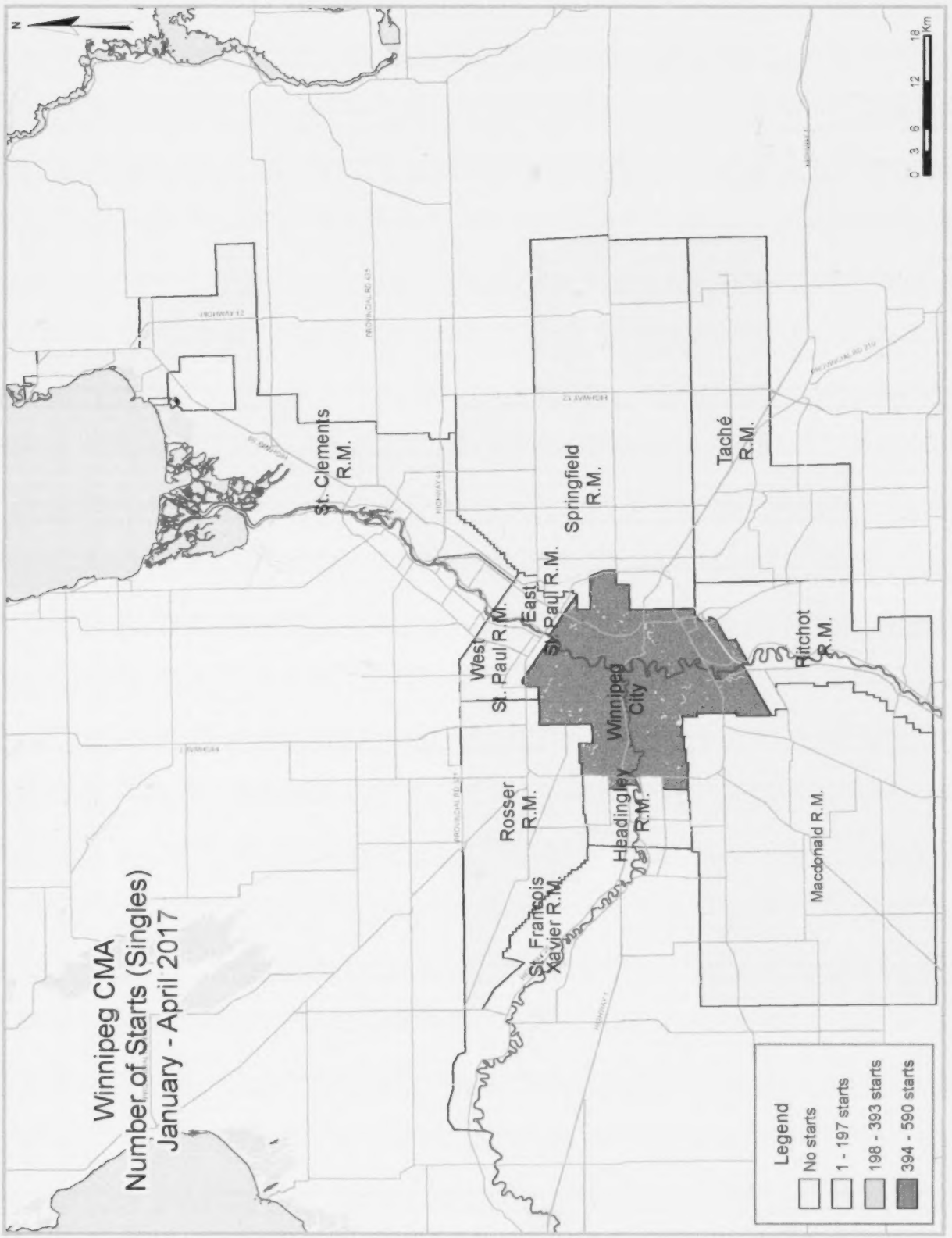
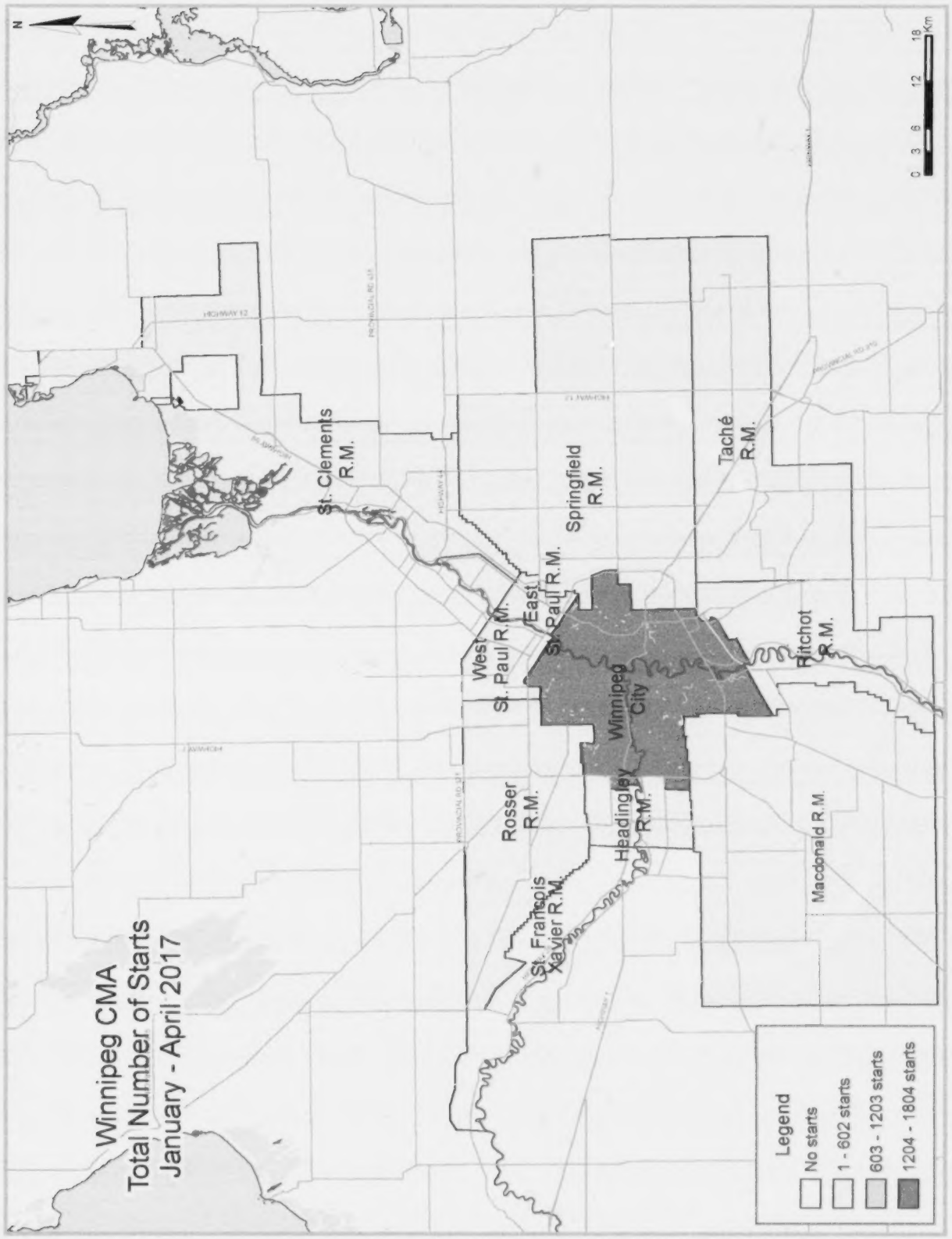

Winnipeg CMA
Number of Starts (Multiples)
April 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Ritchot R.M.
Winnipeg City
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
160 starts


Winnipeg CMA
Number of Starts (Singles)
April 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
Macdonald R.M.
St. François Xavier R.M.
Legend
No starts
1 - 67 starts
68 - 134 starts
135 - 201 starts


Winnipeg CMA
Total Number of Starts
April 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 121 starts
122 - 241 starts
242 - 361 starts


Winnipeg CMA
Number of Starts (Multiples)
January - April 2017
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 406 starts
407 - 810 starts
811 - 1214 starts


Winnipeg CMA
Number of Starts (Singles)
January - April 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 197 starts
198 - 393 starts
394 - 590 starts


Winnipeg CMA
Total Number of Starts
January - April 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 602 starts
603 - 1203 starts
1204 - 1804 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2017		
Winnipeg CMA[1]	March 2017	April 2017
Trend[2]	5,524	5,560
SAAR	6,315	4,217
	April 2016	April 2017
Actual		
April - Single-Detached	192	220
April - Multiples	129	160
April - Total	321	380
January to April - Single-Detached	532	724
January to April - Multiples	468	1,226
January to April - Total	1,000	1,950

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2017	218	20	0	2	29	43	4	64	380
April 2016	192	12	0	0	30	66	21	0	321
% Change	13.5	66.7	n/a	n/a	-3.3	-34.8	-81.0	n/a	18.4
Year-to-date 2017	722	64	0	2	174	740	8	240	1,950
Year-to-date 2016	532	54	0	0	79	168	21	146	1,000
% Change	35.7	18.5	n/a	n/a	120.3	**	-61.9	64.4	95.0
UNDER CONSTRUCTION									
April 2017	1,226	106	0	2	315	1,278	60	1,751	4,738
April 2016	960	118	12	1	245	1,209	81	1,989	4,615
% Change	27.7	-10.2	-100.0	100.0	28.6	5.7	-25.9	-12.0	2.7
COMPLETIONS									
April 2017	164	12	0	0	4	12	3	82	277
April 2016	172	48	0	0	31	9	8	39	307
% Change	-4.7	-75.0	n/a	n/a	-87.1	33.3	-62.5	110.3	-9.8
Year-to-date 2017	553	62	0	3	83	100	20	366	1,187
Year-to-date 2016	562	94	0	0	86	104	27	107	980
% Change	-1.6	-34.0	n/a	n/a	-3.5	-3.8	-25.9	**	21.1
COMPLETED & NOT ABSORBED									
April 2017	207	32	0	1	36	202	n/a	n/a	478
April 2016	244	51	1	2	59	339	n/a	n/a	696
% Change	-15.2	-37.3	-100.0	-50.0	-39.0	-40.4	n/a	n/a	-31.3
ABSORBED									
April 2017	155	9	0	0	26	14	n/a	n/a	204
April 2016	191	27	2	0	31	48	n/a	n/a	299
% Change	-18.8	-66.7	-100.0	n/a	-16.1	-70.8	n/a	n/a	-31.8
Year-to-date 2017	562	52	0	2	89	208	n/a	n/a	913
Year-to-date 2016	565	79	3	0	113	190	n/a	n/a	950
% Change	-0.5	-34.2	-100.0	n/a	-21.2	9.5	n/a	n/a	-3.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
April 2017	199	20	0	2	29	43	4	64	361
April 2016	153	10	0	0	30	66	0	0	259
East St. Paul R.M.									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	2	0	0	0	0	0	0	0	2
Headingley R.M.									
April 2017	1	0	0	0	0	0	0	0	1
April 2016	2	0	0	0	0	0	21	0	23
MacDonald R.M.									
April 2017	1	0	0	0	0	0	0	0	1
April 2016	10	0	0	0	0	0	0	0	10
Ritchot R.M.									
April 2017	4	0	0	0	0	0	0	0	4
April 2016	5	2	0	0	0	0	0	0	7
Rosser R.M.									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
April 2017	1	0	0	0	0	0	0	0	1
April 2016	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2017	9	0	0	0	0	0	0	0	9
April 2016	8	0	0	0	0	0	0	0	8
Tache R.M.									
April 2017	3	0	0	0	0	0	0	0	3
April 2016	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	2	0	0	0	0	0	0	0	2
First Nations									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
April 2017	218	20	0	2	29	43	4	64	380
April 2016	192	12	0	0	30	66	21	0	321

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
April 2017	1,007	102	0	2	308	1,264	60	1,751	4,494
April 2016	757	108	8	1	242	1,185	54	1,989	4,344
East St. Paul R.M.									
April 2017	30	0	0	0	0	0	0	0	30
April 2016	25	0	0	0	0	0	0	0	25
Headingley R.M.									
April 2017	20	0	0	0	0	0	0	0	20
April 2016	14	0	0	0	0	0	21	0	35
MacDonald R.M.									
April 2017	51	2	0	0	7	0	0	0	60
April 2016	42	0	0	0	0	0	0	0	42
Ritchot R.M.									
April 2017	28	0	0	0	0	14	0	0	42
April 2016	19	2	0	0	0	0	6	0	27
Rosser R.M.									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
April 2017	21	0	0	0	0	0	0	0	21
April 2016	36	0	0	0	0	0	0	0	36
St. Francois Xavier R.M.									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2017	21	2	0	0	0	0	0	0	23
April 2016	30	8	0	0	3	0	0	0	41
Tache R.M.									
April 2017	21	0	0	0	0	0	0	0	21
April 2016	13	0	4	0	0	24	0	0	41
West St. Paul R.M.									
April 2017	27	0	0	0	0	0	0	0	27
April 2016	22	0	0	0	0	0	0	0	22
First Nations									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
April 2017	1,226	106	0	2	315	1,278	60	1,751	4,738
April 2016	960	118	12	1	245	1,209	81	1,989	4,615

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
April 2017	113	10	0	0	4	4	3	82	216
April 2016	111	48	0	0	31	9	8	39	246
East St. Paul R.M.									
April 2017	6	0	0	0	0	8	0	0	14
April 2016	6	0	0	0	0	0	0	0	6
Headingley R.M.									
April 2017	1	0	0	0	0	0	0	0	1
April 2016	1	0	0	0	0	0	0	0	1
Macdonald R.M.									
April 2017	20	0	0	0	0	0	0	0	20
April 2016	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
April 2017	3	0	0	0	0	0	0	0	3
April 2016	3	0	0	0	0	0	0	0	3
Rosser R.M.									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
April 2017	3	0	0	0	0	0	0	0	3
April 2016	15	0	0	0	0	0	0	0	15
St. Francois Xavier R.M.									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	1	0	0	0	0	0	0	0	1
Springfield R.M.									
April 2017	13	2	0	0	0	0	0	0	15
April 2016	15	0	0	0	0	0	0	0	15
Tache R.M.									
April 2017	2	0	0	0	0	0	0	0	2
April 2016	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
April 2017	3	0	0	0	0	0	0	0	3
April 2016	13	0	0	0	0	0	0	0	13
First Nations									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
April 2017	164	12	0	0	4	12	3	82	277
April 2016	172	48	0	0	31	9	8	39	307

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
April 2017	171	25	0	1	32	191	n/a	n/a	420
April 2016	203	46	0	2	59	315	n/a	n/a	625
East St. Paul R.M.									
April 2017	5	0	0	0	0	7	n/a	n/a	12
April 2016	6	0	0	0	0	0	n/a	n/a	6
Headingley R.M.									
April 2017	3	0	0	0	0	0	n/a	n/a	3
April 2016	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
April 2017	7	0	0	0	1	0	n/a	n/a	8
April 2016	11	0	0	0	0	0	n/a	n/a	11
Ritchot R.M.									
April 2017	3	0	0	0	0	0	n/a	n/a	3
April 2016	4	0	0	0	0	9	n/a	n/a	13
Rosser R.M.									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
April 2017	2	0	0	0	0	0	n/a	n/a	2
April 2016	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
April 2017	10	7	0	0	0	0	n/a	n/a	17
April 2016	9	5	1	0	0	0	n/a	n/a	15
Tache R.M.									
April 2017	4	0	0	0	3	4	n/a	n/a	11
April 2016	2	0	0	0	0	15	n/a	n/a	17
West St. Paul R.M.									
April 2017	2	0	0	0	0	0	n/a	n/a	2
April 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
April 2017	207	32	0	1	36	202	n/a	n/a	478
April 2016	244	51	1	2	59	339	n/a	n/a	696

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
April 2017	110	6	0	0	25	13	n/a	n/a	154
April 2016	128	26	0	0	31	40	n/a	n/a	225
East St. Paul R.M.									
April 2017	4	0	0	0	0	1	n/a	n/a	5
April 2016	5	0	0	0	0	0	n/a	n/a	5
Headingley R.M.									
April 2017	1	0	0	0	0	0	n/a	n/a	1
April 2016	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
April 2017	20	0	0	0	1	0	n/a	n/a	21
April 2016	2	0	0	0	0	0	n/a	n/a	2
Ritchot R.M.									
April 2017	1	0	0	0	0	0	n/a	n/a	1
April 2016	4	1	0	0	0	8	n/a	n/a	13
Rosser R.M.									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	1	0	0	0	0	0	n/a	n/a	1
St. Clements R.M.									
April 2017	3	0	0	0	0	0	n/a	n/a	3
April 2016	14	0	0	0	0	0	n/a	n/a	14
St. Francois Xavier R.M.									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
April 2017	12	3	0	0	0	0	n/a	n/a	15
April 2016	16	0	2	0	0	0	n/a	n/a	18
Tache R.M.									
April 2017	1	0	0	0	0	0	n/a	n/a	1
April 2016	6	0	0	0	0	0	n/a	n/a	6
West St. Paul R.M.									
April 2017	3	0	0	0	0	0	n/a	n/a	3
April 2016	13	0	0	0	0	0	n/a	n/a	13
First Nations									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
April 2017	155	9	0	0	26	14	n/a	n/a	204
April 2016	191	27	2	0	31	48	n/a	n/a	299

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Winnipeg City	201	153	20	12	33	28	107	66	361	259	39.4
East St. Paul R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Headingley R.M.	1	2	0	0	0	21	0	0	1	23	-95.7
MacDonald R.M.	1	10	0	0	0	0	0	0	1	10	-90.0
Ritchot R.M.	4	5	0	2	0	0	0	0	4	7	-42.9
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	9	8	0	0	0	0	0	0	9	8	12.5
Tache R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
West St. Paul R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	220	192	20	14	33	49	107	66	380	321	18.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	590	434	64	52	178	68	972	314	1,804	868	107.8
East St. Paul R.M.	13	9	0	0	0	0	8	0	21	9	133.3
Headingley R.M.	12	4	0	0	0	21	0	0	12	25	-52.0
MacDonald R.M.	46	25	2	0	0	0	0	0	48	25	92.0
Ritchot R.M.	14	9	0	2	0	0	0	0	14	11	27.3
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	7	16	0	0	0	0	0	0	7	16	-56.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	24	16	2	8	0	3	0	0	26	27	-3.7
Tache R.M.	10	9	0	0	0	0	0	0	10	9	11.1
West St. Paul R.M.	7	8	0	0	0	0	0	0	7	8	-12.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	724	532	68	62	178	92	980	314	1,950	1,000	95.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Winnipeg City	29	28	4	0	43	66	64	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	21	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	29	28	4	21	43	66	64	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	170	68	8	0	732	168	240	146
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	0	21	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	170	71	8	21	740	168	240	146

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Winnipeg City	219	163	74	96	68	0	361	259
East St. Paul R.M.	0	2	0	0	0	0	0	2
Headingley R.M.	1	2	0	0	0	21	1	23
MacDonald R.M.	1	10	0	0	0	0	1	10
Ritchot R.M.	4	7	0	0	0	0	4	7
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	1	5	0	0	0	0	1	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	9	8	0	0	0	0	9	8
Tache R.M.	3	4	0	0	0	0	3	4
West St. Paul R.M.	0	2	0	0	0	0	0	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	238	204	74	96	68	21	380	321

Table 2.5: Starts by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	648	478	908	244	248	146	1,804	868
East St. Paul R.M.	13	9	8	0	0	0	21	9
Headingley R.M.	12	4	0	0	0	21	12	25
MacDonald R.M.	48	25	0	0	0	0	48	25
Ritchot R.M.	14	11	0	0	0	0	14	11
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	7	16	0	0	0	0	7	16
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	26	24	0	3	0	0	26	27
Tache R.M.	10	9	0	0	0	0	10	9
West St. Paul R.M.	7	8	0	0	0	0	7	8
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	786	586	916	247	248	167	1,950	1,000

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Winnipeg City	113	111	10	54	7	33	86	48	216	246	-12.2
East St. Paul R.M.	6	6	0	0	0	0	8	0	14	6	133.3
Headingley R.M.	1	1	0	0	0	0	0	0	1	1	0.0
MacDonald R.M.	20	2	0	0	0	0	0	0	20	2	**
Ritchot R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	3	15	0	0	0	0	0	0	3	15	-80.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	13	15	2	0	0	0	0	0	15	15	0.0
Tache R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
West St. Paul R.M.	3	13	0	0	0	0	0	0	3	13	-76.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	164	172	12	54	7	33	94	48	277	307	-9.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	411	414	60	106	92	93	458	211	1,021	824	23.9
East St. Paul R.M.	12	19	0	0	0	0	8	0	20	19	5.3
Headingley R.M.	8	4	0	0	0	0	0	0	8	4	100.0
MacDonald R.M.	38	12	2	0	0	0	0	0	40	12	**
Ritchot R.M.	17	6	2	2	0	0	0	0	19	8	137.5
Rosser R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Clements R.M.	11	34	0	0	0	0	0	0	11	34	-67.6
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	31	32	4	6	0	0	0	0	35	38	-7.9
Tache R.M.	14	15	0	0	4	0	0	0	18	15	20.0
West St. Paul R.M.	13	24	0	0	0	0	0	0	13	24	-45.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	557	562	68	114	96	93	466	211	1,187	980	21.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Winnipeg City	4	29	3	4	4	9	82	39
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	4	29	3	4	12	9	82	39

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	73	72	19	21	92	104	366	107
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	77	72	19	21	100	104	366	107

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market April 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Winnipeg City	123	159	8	40	85	47	216	246
East St. Paul R.M.	6	6	8	0	0	0	14	6
Headingley R.M.	1	1	0	0	0	0	1	1
MacDonald R.M.	20	2	0	0	0	0	20	2
Ritchot R.M.	3	3	0	0	0	0	3	3
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	3	15	0	0	0	0	3	15
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	15	15	0	0	0	0	15	15
Tache R.M.	2	4	0	0	0	0	2	4
West St. Paul R.M.	3	13	0	0	0	0	3	13
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	176	220	16	40	85	47	277	307

Table 3.5: Completions by Submarket and by Intended Market January - April 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	465	502	170	190	386	132	1,021	824
East St. Paul R.M.	12	19	8	0	0	0	20	19
Headingley R.M.	8	4	0	0	0	0	8	4
MacDonald R.M.	36	12	4	0	0	0	40	12
Ritchot R.M.	19	8	0	0	0	0	19	8
Rosser R.M.	2	1	0	0	0	0	2	1
St. Clements R.M.	11	34	0	0	0	0	11	34
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	35	36	0	0	0	2	35	38
Tache R.M.	14	15	4	0	0	0	18	15
West St. Paul R.M.	13	24	0	0	0	0	13	24
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	615	656	186	190	386	134	1,187	980

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
April 2017	29	27.6	32	30.5	21	20.0	10	9.5	13	12.4	105	-	-
April 2016	32	26.2	35	28.7	26	21.3	16	13.1	13	10.7	122	-	411,362
Year-to-date 2017	119	29.1	117	28.6	96	23.5	34	8.3	43	10.5	409	-	405,793
Year-to-date 2016	94	24.1	127	32.6	65	16.7	47	12.1	57	14.6	390	-	412,349
East St. Paul R.M.													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Headingley R.M.													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
MacDonald R.M.													
April 2017	6	31.6	3	15.8	6	31.6	1	5.3	3	15.8	19	-	-
April 2016	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	11	31.4	3	8.6	7	20.0	7	20.0	7	20.0	35	-	427,694
Year-to-date 2016	3	17.6	0	0.0	8	47.1	2	11.8	4	23.5	17	-	506,781
Ritchot R.M.													
April 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
April 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	5	38.5	7	53.8	0	0.0	0	0.0	1	7.7	13	-	-
Year-to-date 2016	1	14.3	6	85.7	0	0.0	0	0.0	0	0.0	7	-	-
Rosser R.M.													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	4	66.7	0	0.0	0	0.0	1	16.7	1	16.7	6	-	-
St. Francois Xavier R.M.													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
April 2017	0	0.0	3	50.0	2	33.3	0	0.0	1	16.7	6	-	-
April 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	6	40.0	5	33.3	3	20.0	1	6.7	15	-	-
Year-to-date 2016	2	18.2	2	18.2	6	54.5	0	0.0	1	9.1	11	-	394,975
Tache R.M.													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	7	46.7	5	33.3	2	13.3	1	6.7	0	0.0	15	-	350,380
Year-to-date 2016	7	63.6	3	27.3	1	9.1	0	0.0	0	0.0	11	-	-
West St. Paul R.M.													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	2	28.6	0	0.0	0	0.0	5	71.4	7	-	600,000
First Nations													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
April 2017	36	27.5	38	29.0	29	22.1	11	8.4	17	13.0	131	-	-
April 2016	34	25.0	42	30.9	29	21.3	17	12.5	14	10.3	136	-	412,055
Year-to-date 2017	143	28.7	139	27.9	110	22.1	45	9.0	61	12.2	498	-	406,735
Year-to-date 2016	111	24.4	140	30.8	80	17.6	50	11.0	74	16.3	455	-	416,043

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2017						
Submarket	April 2017	April 2016	% Change	YTD 2017	YTD 2016	% Change
Winnipeg City	-	411,362	n/a	405,793	412,349	-1.6
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	-	-	n/a	427,694	506,781	-15.6
Ritchot R.M.	-	-	n/a	-	-	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	-	n/a	-	394,975	n/a
Tache R.M.	-	-	n/a	350,380	-	n/a
West St. Paul R.M.	-	-	n/a	-	600,000	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	-	412,055	n/a	406,735	416,043	-2.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

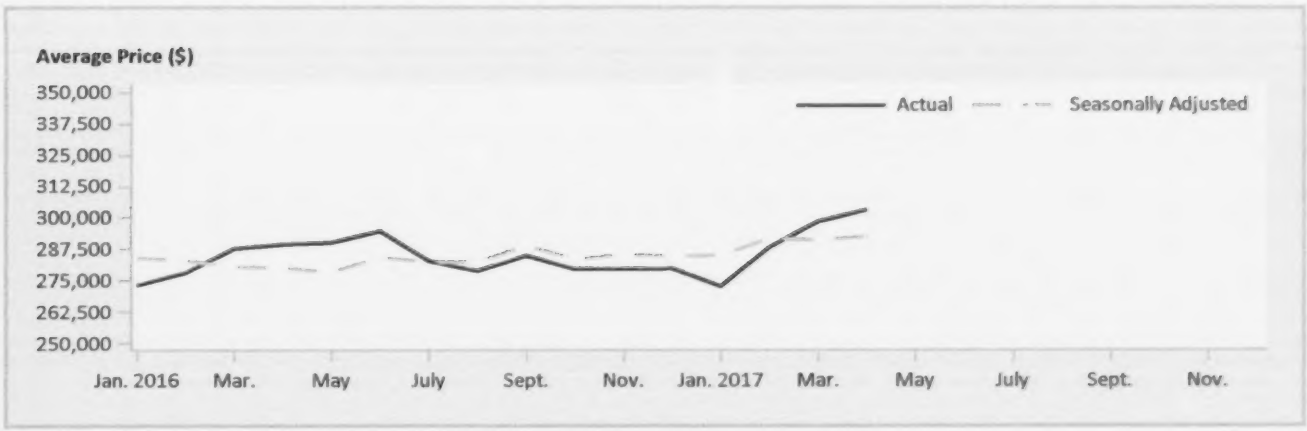


Figure 5.2: MLS® Residential Sales for Winnipeg

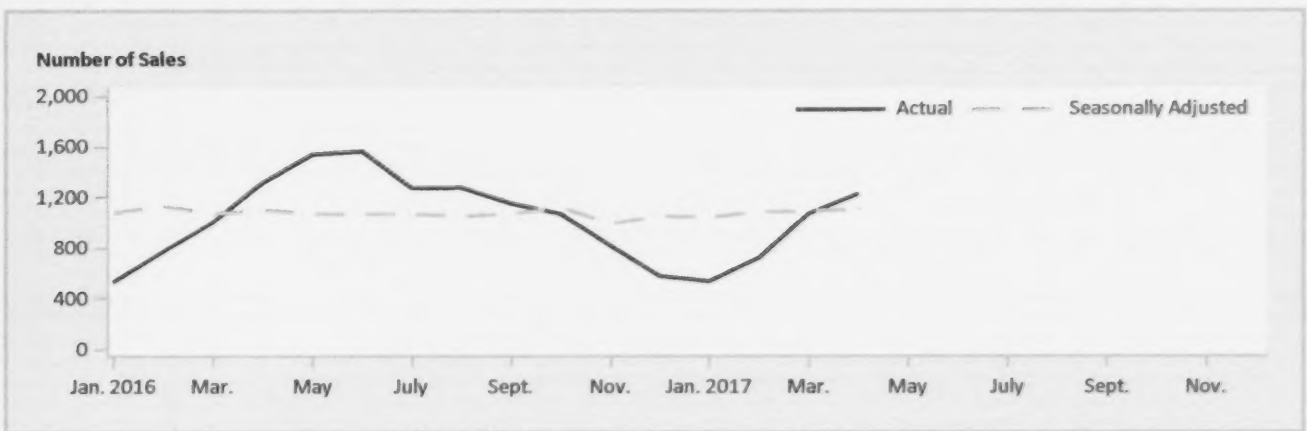


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
April 2017

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	97.9	126.7	423	6.4	68.8	864
	February	561	3.14	4.64	97.9	126.4	424	6.3	68.8	866
	March	561	3.14	4.64	98.1	127.6	425	6.3	68.8	866
	April	561	3.14	4.64	98.3	127.8	426	6.3	68.8	864
	May	561	3.14	4.64	98.5	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	98.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	98.9	128.8	425	6.5	68.6	863
	August	567	3.14	4.74	99.0	128.9	424	6.6	68.4	860
	September	561	3.14	4.64	99.4	128.8	424	6.6	68.3	856
	October	561	3.14	4.64	99.9	129.2	425	6.8	68.4	848
	November	561	3.14	4.64	100.0	127.7	425	6.9	68.5	846
	December	561	3.14	4.64	100.0	127.6	426	6.9	68.6	849
2017	January	561	3.14	4.64	100.3	129.4	426	6.7	68.3	861
	February	561	3.14	4.64	100.5	129.3	426	6.7	68.3	870
	March	561	3.14	4.64	100.5	129.7	426	6.5	68.0	883
	April	561	3.14	4.64		130.1	426	6.3	67.8	886
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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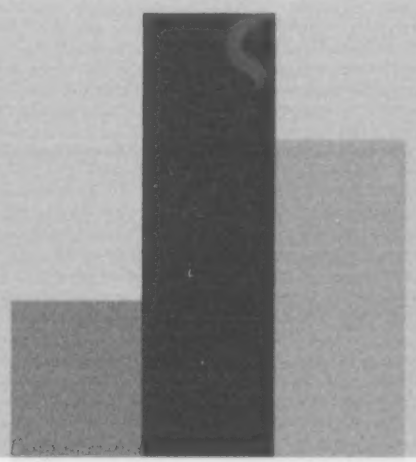

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